



City of
**MOUNT
VERNON**

RECEIVED
CITY OF MOUNT VERNON

SEP 30 2016

C.E.D. DEPARTMENT
BY _____

10/4/16 16-113

MASTER LAND USE APPLICATION FORM

FILE NUMBER:

PL2016-113

PROPERTY OWNER(S): (If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME:	Hoyer Homes LLC
ADDRESS:	1801 Grove St. Unit B
CITY/STATE:	Mapleville ZIP: 98270
TELEPHONE NUMBER and EMAIL ADDRESS:	425 879-2494 hoyerhomes@gmail.com
APPLICANT (if other than owner):	
NAME:	
COMPANY: (If applicable)	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME:	Keith Hoyer
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	

PROJECT INFORMATION
Project or development name: Lot 10-A Thunderbird
Property/project address(es)/location: 3306 Comanche Dr
A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s): P78110
Existing land use(s): Vacant
Proposed land uses: Single Family Home
Existing Comprehensive Plan designation: R
Proposed Comprehensive Plan designation (if applicable):
Existing Zoning designation: R-1, 3.0
Proposed Zoning designation (if applicable): NA
Site Area (sq. ft. or acreage): 31,000 s.f.
Project value: \$180,000
Is the site located in any type of environmentally sensitive area? No

Fee Calculations

Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ _____
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
\$ _____	

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	
\$ _____	
Land Use Signs:	
\$ _____	

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Keith Hoyer, declare that I am (please check one) ☒ the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

On this, the 30th day of September, 2016, before me personally appeared _____ known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

Applicant Signature: KS

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Krista A. Jewett
Notary Public in and for the State of Washington

Residing at Skagit

My Appointment Expires 02-18-2020

Community & Economic Development Department
P.O. Box 809 / 910 Cleveland Ave. – Mount Vernon, WA 98273
(360) 336-6214 – www.mountvernonwa.gov



City of
**MOUNT
VERNON**

16-113

APPLICATION FORM *for* LAND CLEARING PERMITS

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Signature Page for each owner)	
NAME: Hoyer Homes LLC	
ADDRESS: 1801 Grove St. Unit B Marysville	
CITY/STATE: WA	ZIP: 98270
TELEPHONE NUMBER and EMAIL ADDRESS: 425 879-2494 hoyerhomes@gmail.com	
TIMBER OWNER	
(if different than property owner listed above):	
NAME: Same	
COMPANY: (If applicable)	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
OPERATOR	
(if different than property or timer owner(s) listed above):	
NAME: Able Tree Service / Friend Excavating	
ADDRESS: 22627 SR 530 N.E	
CITY/STATE: Arlington	ZIP: 98223
TELEPHONE NUMBER and EMAIL ADDRESS: (360) 403-9532	

PROJECT INFORMATION		
Project or development name: Lot 10-A The-Jarbird		
Property/project address(es)/location: 3306 Commerce Dr.		
A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.		
Section: 21	Township: 34	Range: 4
Skagit County Assessor's parcel number(s): P78110		
Existing Zoning designation: R-1, 3.0		
Forest Tax Reporting Account Number: 800-079-539		
Call the Dept. of Revenue to get this number if you don't currently have one at: 1-800-548-8829.		
Overall Site Area (sq. ft. or acreage): 31,923		
Area of tree removal: 25,000 s.f. 2 13,500 s.f.	Volume of Timber in Board Feet (BF): 25,000	
Is the site located in any type of environmentally sensitive area?		
Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Streams: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Steep Slopes: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
The City's resource maps can assist you in ascertaining whether or not additional critical areas studies will be necessary. Go to: http://www.mountvernonwa.gov then click on 'City Maps' on the 'Our Community' page.		

ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Permit applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with municipal codes.

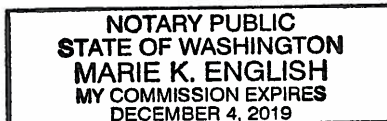
OWNER'S INITIALS:	PERMITTING DISCLOSURE STATEMENTS:
KM	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
KM	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my permit(s) will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the City know.
KM	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies could be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Ecology, and Northwest Clean Air Agency.

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Keith Hoyer, declare that I am (please check one) X the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

On this, the 21st day of September, 2016 before me personally appeared Keith Hoyer known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Marie K English
 Notary Public in and for the State of Washington
 Residing at Arlington
 My Appointment Expires 12-4-19

OCT 04 2016

16-113

9/28/16

C.E.D. DEPARTMENT
BY _____

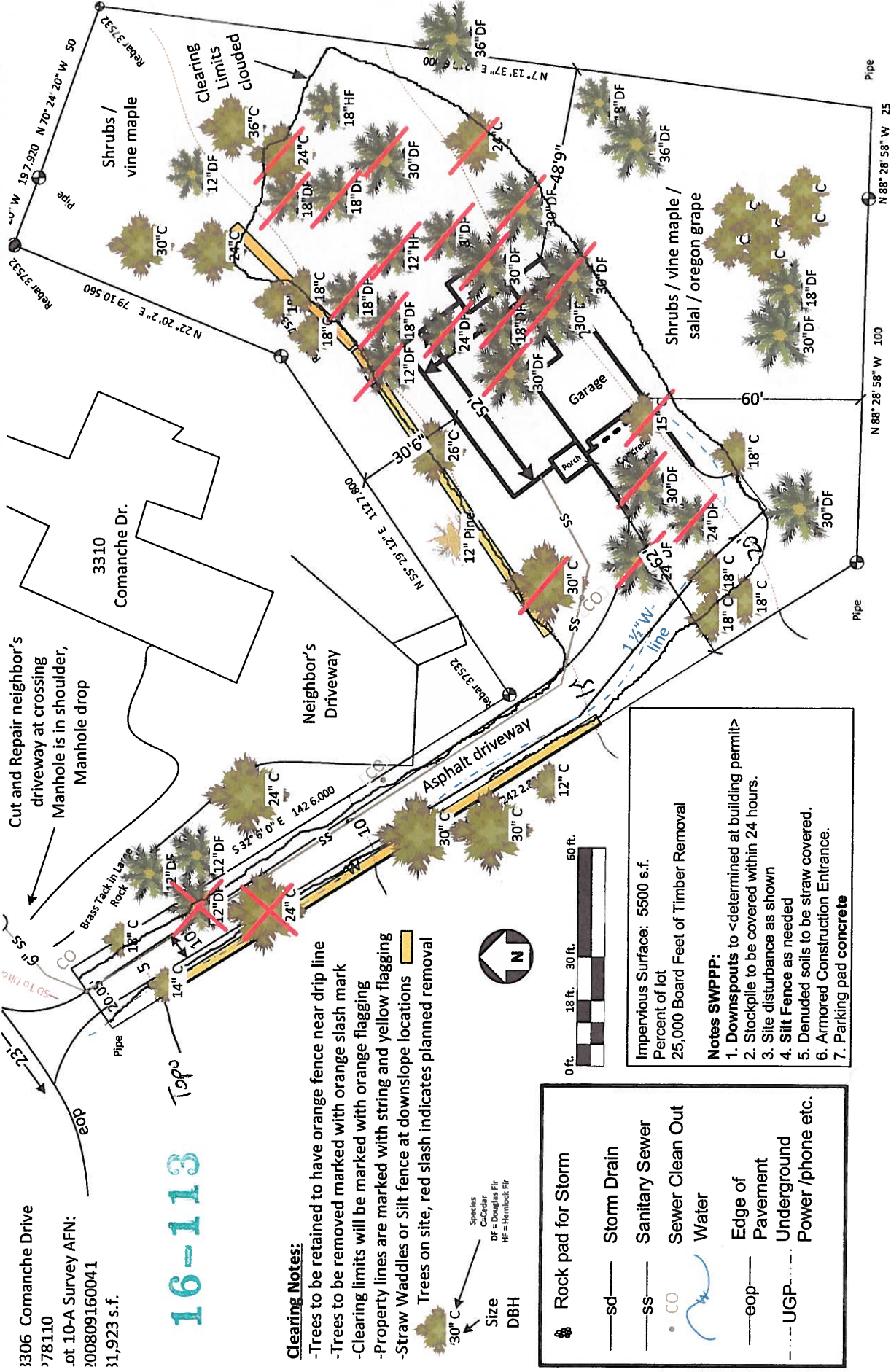
Narrative for Clearing permit on P78810 3306 Comanche Dr. Mount Vernon

Keith Hoyer – Hoyer Homes, LLC

13,500 square feet of land will be cleared for the preparation of one single family home site located at 3306 Comanche Dr. in Mount Vernon representing 43% of the total parcel. The site is currently vacant land with two small sheds that will be removed and approximately 25,000 board feet of merchantable timber will be cut down. A licensed tree service will be used to limb the trees and cut them into 16-20' lengths and a skid steer loader will be used to move the logs, remove stumps and clear the site. Clearing activities will last approximately a week in duration. A vegetated buffer will be maintained around the majority of the site to provide privacy for the new and existing residence and maintain the current forest feel of the neighborhood. Only trees necessary to provide a building site, driveway / utility access and backyard will be removed.

3306 Comanche Drive
78110
at 10-A Survey AFN:
00809160041
31,923 s.f.

16-113



AUDITOR'S CERTIFICATE

Filed for the record at the request of LeGro & Associates.

20080916004-1
Slaght County Auditor
8/16/2008 Page 1 of 2 10:38AM

J. Youngquist
Slaght County Auditor
Deputy

NOTES

- Legal description for this survey is taken from Quit Claim Deed for Boundary Line Adjustment executed by R. Bruce Wilson and Maxine Ann Reynolds, as separate property, dated August 22, 2008 and recorded in Vol. 10 of Slaght County Auditor's File No. 200809100045, records of Slaght County, Washington.
- For additional survey information refer to the Plat of Thunderbird as per plat recorded in Vol. 9 of Plats, pages 34 and 35 under Auditor's File No. 693440, and Plat of Thunderbird II, as per plat recorded in Vol. 10 of Plats, pages 39 and 40 under Auditor's File No. 784799, all records of Slaght County, Washington.
- Basics of Bearing: the centerline of Comanche Drive south of Mohawk Drive is based upon existing monumentation as being N 050°31' E per plat.
- Survey Method: Field Traverse
Instrumentation: TOPCON GTS-28(20)
Theodolite: Minimum Horizontal Circle Reading 20"
E.D.M.: Accuracy ± (5mm + 5ppm)
- Meridian: Assumed
- Distances shown are in feet and decimals of a foot.
- This survey has been completed without the benefit of a current title report and may be subject to Easements, Covenants, Restrictions, Reservations or other instruments of record.
- This boundary line adjustment has been approved by the City of Mount Vernon by A.F. No. 20080910004-5, records of Slaght County, Washington.

LEGEND

- PROP COR SET REBAR
 - ▲ SET BT
 - FOUND PPE
 - ⊙ FOUND MON
- Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow plastic Cap Imprinted: "LEGro 37532"
- Set Nail w/ Brass Tag Imprinted: "LS 3475"
- Found Old Iron Pipe w/ Plug and Tack
- Found Brass Disk in Concrete Monument - Punched and Cased
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

Sheet 1 of 2 Sheets

RECORD OF SURVEY

MAXINE ANN REYNOLDS, ETAL. PROPERTY SURVEY
LOT 10 OF THUNDERBIRD AND
TRACT "A" OF THUNDERBIRD II
SEC. 21, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, SLAGHT COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in August 2008 at the request of Ann Reynolds.

Denny D. LeGro
DENNY D. LE GRO
Registered Professional
Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220
Lic. # 37532 Date: 9/15/08

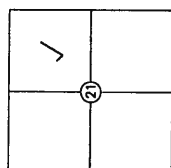


PLAN

Scale: 1" = 50'

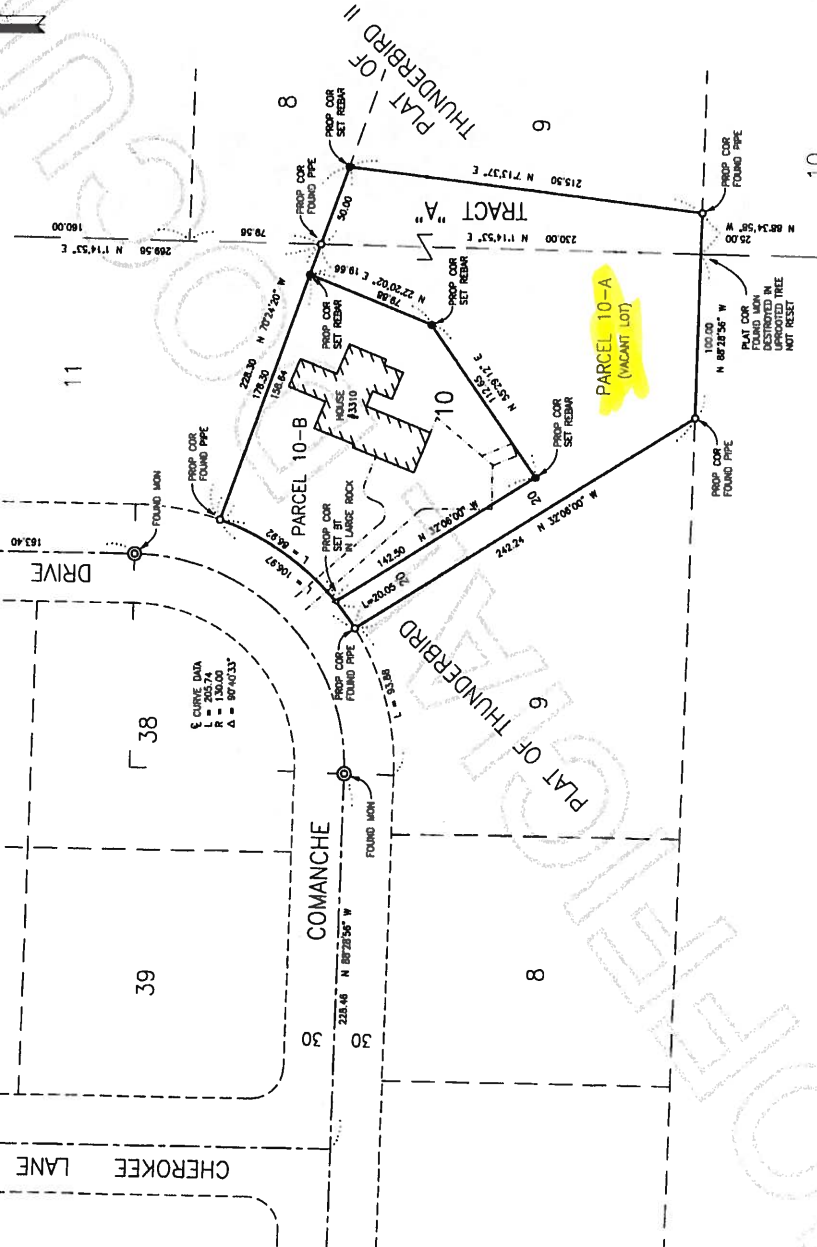


DDMM BY: TH



VICINITY MAP
(Not to Scale)

Sec. 21, T. 34 N., R. 4 E.



RECEIVED
CITY OF MOUNT VERNON

OCT 04 2016

C.E.D. DEPARTMENT
BY

16-113

Lowell, Rebecca

From: Lowell, Rebecca
Sent: Monday, October 03, 2016 4:55 PM
To: hoyehomes@gmail.com
Cc: Beacham, Linda; Marianne Manville-Ailles (mma@sseconsultants.com)
Subject: RE: Sepa application
Attachments: Historic and Cultural Preservation from WA DOE.pdf

Hello Keith:

The materials that you submitted to our department last Friday, September 30, 2016 have been deemed counter complete per MVMC 14.05.110(C)(4).

However, upon more detailed review of these materials they are technically incomplete; and as such, no further review is possible until the below listed items are corrected/submitted to our department per MVMC 14.05.110(D)(2).

1. On page 2 of the Land Clearing Application your initials are missing from the 'Permitting Disclosure Statements'.
2. The Site Plan submitted needs to have general topographic information on it.
3. The Forest Practices Application/Notification submitted indicates on page 5 that you plan on harvesting .75 acres – this conflicts with other statements provided in this application.
4. On page 8 of the SEPA Checklist under the heading 'Historic and Cultural Preservation' you are required to fully and completely answer these questions. The links provided on the checklist direct you to the resources needed to complete this part of the checklist. I've also attached a handout that provides some guidance.
5. On page 9 of the SEPA Checklist under the heading 'Utilities' item b. asks for the utilities, utility provider and general construction activities on the site or in the immediate vicinity which might be needed. Missing from your answer are the requisite details with regard to construction activities on the site and/or immediate vicinity.

Pursuant to MVMC 14.05.130, when an applicant has been requested by the city to correct plans or other information, perform required studies, or provide additional required information, a hold shall be placed on the project. The time during this period shall be excluded in determining the number of days that have elapsed after the city has notified the applicant that the application is complete for processing. The period shall be calculated pursuant to MVMC 14.05.130.

I have placed the materials you submitted at our front counter so that you can pick up/amend the above-listed items.

Thank you,

Rebecca Bradley-Lowell
Senior Planner
Community & Economic Development Department
910 Cleveland Ave / P.O. Box 809
Mount Vernon, WA 98273
360.336.6214

From: Beacham, Linda
Sent: Monday, October 03, 2016 4:30 PM
To: Lowell, Rebecca
Subject: FW: Sepa application

From: Keith Hoyer [<mailto:hoyerhomes@gmail.com>]
Sent: Monday, October 03, 2016 3:48 PM
To: Beacham, Linda
Subject: Sepa application

Linda,

Krista said you would be looking at my application today and let me know if it looks ok. Is there anything else you need for it to be considered complete?

Keith

Lowell, Rebecca

From: Keith Hoyer <hoyerhomes@gmail.com>
Sent: Friday, October 28, 2016 7:55 AM
To: Lowell, Rebecca
Subject: FW: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA
Attachments: Skagit County Inadvertent Discovery Plan.pdf; EZ1-Form_3.pdf; Visio-Site Plan (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do you want 9 copies of this email and the inadvertent plan?

From: Kaehler, Gretchen (DAHP) [<mailto:Gretchen.Kaehler@DAHP.wa.gov>]
Sent: Thursday, October 27, 2016 3:45 PM
To: Keith Hoyer <hoyerhomes@gmail.com>
Cc: Scott Schuyler <sschuyler@upperskagit.com>; jpeters@swinomish.nsn.us; jferry@samishtribe.nsn.us
Subject: RE: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

Hi
Hi Keith,

We have reviewed your EZ-1. We have no specific concerns. We recommend having an Inadvertent Discovery Plan and I have attached one for your use. Please feel free to contact me if you have any questions.

Best,

Gretchen

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
Department of Archaeology and Historic Preservation (DAHP)
P: 360-586-3088
C: 360-628-2755

From: Keith Hoyer [<mailto:hoyerhomes@gmail.com>]
Sent: Wednesday, October 26, 2016 12:41 PM
To: Kaehler, Gretchen (DAHP)
Subject: RE: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

How is this looking?

Thanks,

Keith

From: Kaehler, Gretchen (DAHP) [<mailto:Gretchen.Kaehler@DAHP.wa.gov>]
Sent: Wednesday, October 19, 2016 9:21 AM

To: Keith Hoyer <hoyerhomes@gmail.com>

Subject: Re: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

Hi Keith,

I think it's 30 days but I will get it sooner. I'm not really in the office this week.

Gretchen

Sent from my iPhone

On Oct 19, 2016, at 9:05 AM, Keith Hoyer <hoyerhomes@gmail.com> wrote:

Gretchen,

How long do the EZ1 forms usually take to get processed? Do you know when this one will be done?

Thanks,

Keith Hoyer
Hoyer Homes, LLC
425 879-2494

From: Keith Hoyer [<mailto:hoyerhomes@gmail.com>]

Sent: Tuesday, October 11, 2016 12:32 PM

To: 'Whitlam, Rob (DAHP)' <Rob.Whitlam@DAHP.WA.GOV>; 'Kaehler, Gretchen (DAHP)' <Gretchen.Kaehler@DAHP.wa.gov>

Cc: rebeccab@mountvernonwa.gov

Subject: RE: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

Gretchen

My project contact at the city is Rebecca Bradley-Lowell rebeccab@mountvernonwa.gov 360 336-6214.

Thanks,

Keith Hoyer
Hoyer Homes, LLC
425 879-2494

From: Whitlam, Rob (DAHP) [<mailto:Rob.Whitlam@DAHP.WA.GOV>]

Sent: Tuesday, October 11, 2016 12:28 PM

To: Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@DAHP.wa.gov>

Cc: Keith Hoyer <hoyerhomes@gmail.com>

Subject: FW: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

Keith;

I have forwarded it to Gretchen. She will be in contact with the city in responding to SEPA..

Regards,

Rob

From: Keith Hoyer [<mailto:hoyerhomes@gmail.com>]
Sent: Tuesday, October 11, 2016 12:27 PM
To: Whitlam, Rob (DAHP)
Subject: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

Mr. Whitlam,

Attached please find my EZ1 Form required for my SEPA application with my city of Mount Vernon Clearing permit. Please let me know if you need any additional information. I have also attached a detailed site plan which may help with your review.

Thanks,

Keith Hoyer
Hoyer Homes, LLC
425 879-2494



16-113

RECEIVED
MOUNT VERNON

OCT 04 2016

C.E.D. DEPARTMENT

**Forest Practices Application/Notification
Western Washington****For DNR Region Office Use Only**

FPA/N #:

Region:

Received Date:

PLEASE USE THE INSTRUCTIONS TO COMPLETE THIS APPLICATION. TYPE OR PRINT IN INK.**1. Landowner, Timber Owner and Operator**

Legal Name of LANDOWNER Hoyer Homes, LLC	Legal Name of TIMBER OWNER (if different than Landowner)	Legal Name of OPERATOR (if different than Landowner)
Mailing Address: 1801 Grove St. Unit B	Mailing Address:	Mailing Address:
City, State, Zip Marysville, WA 98270	City, State, Zip	City, State, Zip
Phone (425)879-2494 Email: hoyerhomes@gmail.com	Phone () Email:	Phone () Email:

2. Contact Person

Contact Person: Keith Hoyer	Phone (425)879-2494 Email:
--------------------------------	--------------------------------

3. Landownership information: See instructions

a. ☐ No ☒ Yes Are you a small forest landowner per RCW 76.09.450?

If yes, continue to b.

b. ☐ No ☒ Yes Is your entire proposed harvest area on a single contiguous ownership consisting of one or more parcel?

4. If you are harvesting timber, enter the Forest Tax Reporting Account Number of the Timber Owner:

800-079-539

For tax reporting information or to receive a tax number, call the Department of Revenue at 1-800-548-8829.

5. Are you substituting prescriptions from an approved state or federal conservation agreement or watershed analysis?

☒ No ☐ Yes Write 'HCP' or 'Using Prescriptions' in tables that apply. Attach or reference prescriptions and/or crosswalks on file at the Region office.

6. What is the legal description of your forest practices?

Section	Township	Range	E/W	Tax Parcel Number	County
21	34	4		P78110	Skagit

7. When are you planning to begin work on the proposed activity? 12/2016

8. Is the taxpayer eligible for the EARR Tax Credit?

☒ No ☐ Yes

9. Have you reviewed this forest practices activity area to determine whether it may involve historic sites and/or Native American cultural resources? Read the instructions before answering this question.

☐ No ☒ Yes

10. Do you have a DNR approved Road Maintenance and Abandonment Plan (RMAP)?

a. ☒ No ☐ Yes List the RMAP number: _____

If no, continue to b.

b. ☒ No ☐ Yes Is a Checklist RMAP required (see instructions)?

11. Are there potentially unstable slopes or landforms in the area of your forest practices activity?

☒ No ☐ Yes – attach Slope Stability Informational Form. If applicable, attach geotechnical report, the SEPA Environmental Checklist, HCP, or Watershed Analysis prescriptions.

12. Are there potentially unstable slopes or landforms around the area of your forest practices activity?

☒ No ☐ Yes – attach Slope Stability Informational Form. If applicable, attach geotechnical report, HCP, or Watershed Analysis prescriptions.

13. Is this forest practice application/notification (answer every question):

a. ☐ No ☒ Yes Within city limits or inside an urban growth area? If yes, see instructions for additional required documents.

b. ☒ No ☐ Yes For road work that is included in an approved Road Maintenance and Abandonment Plan (RMAP)?

c. ☒ No ☐ Yes Within a public park? If yes, include SEPA Environmental Checklist or SEPA Determination - except for harvest/salvage of less than 5,000 board feet within a developed public park.

d. ☐ No ☐ Yes Within 500 feet of a public park? Park name: _____

e. ☐ No ☐ Yes In an approved Conversion Option Harvest Plan (COHP) from the local government? If yes, include a copy. This only applies to proposals within urban growth areas.

f. ☒ No ☐ Yes Within 200' of the Ordinary High Water Mark (OHWM) or floodway of Type S water? If yes, check with the county or city to determine whether a substantial development permit is required under the local shorelines master plan.

g. ☒ No ☐ Yes A request for a multi-year permit? If yes, length requested: ☐ 4 years or ☐ 5 years. Not everyone qualifies for a multi-year permit. See instructions for details.

- h. ☒ No ☐ Yes An Alternate Plan? If yes, include a copy.
- i. ☒ No ☐ Yes Within 50 miles of saltwater and do you own more than 500 acres of forest land in Washington State? If yes, include Marbled Murrelet Form or attach/reference HCP prescriptions.
- j. ☒ No ☐ Yes In or directly adjacent to a potential Channel Migration Zone (CMZ)? If yes, include CMZ Assessment Form. Attach/reference applicable HCP and/or Watershed Analysis prescriptions.

***** **If not working in or over typed waters, skip to Question 18** *****

You are required to verify Type Np and Ns water types within 200 feet of your proposed forest practices activities prior to submitting a Forest Practices Application / Notification. Use the Additional Information section, additional pages, the Water Type Classification Worksheet, and/or a Water Type Modification form to explain how you verified water types. See Water Typing Requirements in the instructions.

Prior to answering Questions 14-17 in this section please refer to the Forest Practices Application Instructions and Forest Practices Board Manual Section 5.

14. Are you proposing any of the following projects NOT permitted by current HPAs from WDFW?

- a. ☒ No ☐ Yes Installing, replacing, or repairing a culvert at or below the bankfull width of Type S or F water(s) that exceeds a five percent gradient?
- b. ☒ No ☐ Yes Constructing, replacing, or repairing a bridge at or below the bankfull width of unconfined streams in Type S or F water(s)?
- c. ☒ No ☐ Yes Placing fill material within the 100-year flood level of unconfined streams in Type S or F water(s)?

15. Have you consulted with DNR and/or WDFW about the proposed hydraulic project(s) in or over Type S or F water? ☐ No ☐ Yes

16. If installing, replacing, removing, or maintaining structures in or over any typed water, complete the table below. Type S and F waters require detailed plan information. Provide plan details in Question 31 or attach plan to the FPA/N. Provide crossing locations and identifiers on your Activity Map. A detailed plan with profiles may also be required for more complex hydraulic projects in Type N Waters per WAC 222-24-042(2).

Crossing Identifier (letter and/or number)	Water Type (S, F, Np, Ns)	*Existing HPA Number (if applicable)	HPA Expiration Date (if applicable)	Planned Activity (install, replace, remove, temporary, structure maintenance)	Structure (culvert, bridge, ford**, punchon, arch, other)	Proposed Size (dimensions of structure)	Culvert Design Method (No-slope, Stream-sim, Hydraulic, Other) (F and S only)	Channel Bed Width (ft) (F and S only)	Stream Gradient (%) (F and S only)	RMAP Project (Y or N)	FFPPP Project (Y or N)

*Existing HPAs issued by WDFW will be complied and enforced by WDFW until expiration. Plan details are not required for hydraulic projects permitted with an existing HPA (see instructions).

** Fords and equipment crossings on Type S and F Waters may result in an unauthorized incidental take of certain endangered or threatened fish species. For more information, see 'Background for the State's Incidental Take Permits for certain endangered and threatened fish species' following Question 24 of the FPA/N Instructions.

17. If conducting any of the following activities in or over typed water, complete the table below. Some activities will require identifiers on the Activity map and/or more information in Question 31. See instructions.

*Activity	Type S Water	Type F Water	Type Np Water	Type Ns Water
Equipment Crossing**				
Suspending Cables				
Cable Yarding				
LWD Placement/Removal				
Beaver Dam Removal				
Felling and Bucking				
Other (describe in Question 31)				

*Existing HPAs issued by WDFW will be complied and enforced by WDFW until expiration. Plan details are not required for hydraulic projects permitted with an existing HPA (see instructions).

** Fords and equipment crossings on Type S and F Waters may result in an unauthorized incidental take of certain endangered or threatened fish species. For more information, see 'Background for the State's Incidental Take Permits for certain endangered and threatened fish species' following Question 24 of the FPA/N Instructions.

18. If constructing or abandoning forest roads, complete the table below. Show the road locations and identifiers on the Activity Map. Include abandonment plans for temporary roads and abandonment projects.

Road Identifier (name, number)	Road Construction		Road Abandonment	
	Length (feet)	Steepest Side-slope (%)	Length (feet)	Abandonment Date

19. If depositing spoils and/or expanding or developing a rock pit for forestry use, complete the table below. Show locations and identifiers on the Activity Map.

Spoil Area Identifier (letter, number)	Amount of Spoils Deposited (cubic yards)	Rock Pit Identifier (name, number or letter)	Acres of New Rock Pit Developed	Acres of Existing Rock Pit Expanded

20. If operating in or within 200 feet of a wetland, complete the table below. Show the boundaries of each wetland, along with its identifier, and WMZ on the Activity Map. See instructions for information.

Wetland Identifier (number, letter)	Wetland Type (A, B, or Forested)	Planned Activities in Wetland	Planned Activities in Maximum Width WMZ	Total Wetland Area (acres)	How many acres will be drained?	How many acres will be filled?

***** **If not harvesting or salvaging timber, skip to Question 29** *****

21. If harvesting or salvaging timber, complete the table below. Show all harvest areas and unit numbers on the Activity Map. For even-aged harvest units, also show surrounding stand information on the Activity Map.

Unit Number	Harvest Type (Even-aged, Uneven-aged, Salvage, Right-of-Way)	Biomass Harvest (Y/N)	Harvest Method (Rubber Tired Skidder, Tracked Skidder, Dozer, Shovel, Full Suspension Cable, Lead-end Suspension Cable, Helicopter, Animal, Chipper-forwarder, Slash Bundler)	Acres to be Harvested	Volume to be Harvested (mbf)	Volume to be Harvested (biomass tonnage)	Volume to be Harvested (%)	Steepest Slope in Harvest Unit (%)
				13,500				
			Tracked Skidder	3.62	15-20		90	5

22. Reforestation. Check the appropriate box(es).

- ☐ Planting. Tree Species: _____
- ☐ Natural. Include a Natural Regeneration Plan
- ☒ Not required because of one or more of the following:
- ☒ I am converting some or all of this land to non-forest land in the next 3 years or lands are exempted under WAC 222-34-050.
 - ☐ Individual dead, dying, down, or wind-thrown trees will be salvaged.
 - ☐ Trees are removed under a thinning program reasonably expected to maximize the long-term productivity of commercial timber.
 - ☐ I am leaving at least 100 vigorous, undamaged, and well-distributed saplings or merchantable trees per acre.
 - ☐ An average of 190 tree seedlings per acre are established on the harvest area and my harvest will not damage it.
 - ☐ Road right-of-way or rock pit development harvest only.

**** **If you own MORE than 80 forested acres in Washington, skip to Question 27** ****

23. Are you using the exempt 20-acre parcel riparian management zone (RMZ) rule on type S, F, or Np waters?

- ☐ No If no, continue to Question 27.
- ☐ Yes If yes, continue to Question 24. See instructions for qualifications and information.

24. Choose the answer below that best fits your situation. Show all RMZs on the Activity Map.

- ☐ a. ALL of the following apply to me and my land: (If no, answer b.)
- Between June 5, 2006 and today's date I have always owned less than 80 acres of forestland in Washington.
 - Between June 5, 2006 and today's date this parcel has always been 20 acres or less of contiguous ownership. See RCW 76.09.020 for definition of 'contiguous'.
 - Between June 5, 2006 and today's date this parcel has always been owned by me or someone else that has owned less than 80 acres of forestland in Washington.

b. ONE OR MORE of the following apply to me and/or my land (check all that apply):

- ☐ I currently own more than 80 acres of forestland in Washington.
- ☐ Between June 5, 2006 and today's date I have owned more than 80 acres of forestland in Washington.
- ☐ Between June 5, 2006 and today's date this parcel has been a part of more than 20 acres of contiguous ownership. See RCW 76.09.020 for definition of 'contiguous'.
- ☐ Between June 5, 2006 and today's date this parcel has been owned by someone that has owned more than 80 forested acres in Washington.

If any of the statements in (b) above apply AND you use the 20-acre exempt RMZ rule, you are NOT authorized under the State's Incidental Take Permits (see explanation in FPA instructions under Questions 24).

25. If harvesting within 115 feet of a Type S or F water on an exempt 20-acre parcel, complete the table below. Show RMZs and stream segment identifiers on the Activity Map. If you are harvesting within 75 feet or within the maximum RMZ (whichever is less), stream shade must be assessed and met following harvest. Describe how stream shade was determined to be met, using the 'Stream Shade Assessment Worksheet' if necessary.

Stream Segment Identifier (letter)	Water Type (S, F)	Segment Length (feet)	Bankfull Width (feet)	Maximum RMZ Width (feet)	Are you harvesting within the maximum RMZ? (Y or N)

26. Are you harvesting within 29 feet of a Type Np water on a 20-acre exempt parcel?

- ☐ No Continue to Question 29.
- ☐ Yes See instructions and describe leave tree strategy in Question 31. Then continue to Question 29.

27. If harvesting within 200 feet of any of Type S or F water, complete the table below. Include DFC for all inner zone harvests unless you have an HCP prescription. Show RMZs, CMZs, and stream segment identifiers on the Activity Map. If you are harvesting within 75 feet or within the maximum RMZ (whichever is less), stream shade must be assessed and met following harvest. Describe how stream shade was determined to be met, using the 'Stream Shade Assessment Worksheet' if necessary.

Stream Segment Identifier (letter)	Water Type (S or F)	Site Class (I - V)	Stream Width (feet)	Is there a CMZ? (Y/N)	RMZ Harvest Code(s) (see instructions)	DFC Run Number	Total width of RMZ (feet)

28. If harvesting within 50 feet of Type Np water, complete the table(s) below. Show RMZs and stream segment identifiers on the Activity Map.

Stream Segment Identifier (letter)	Total Stream Length in Harvest Unit (feet)	Length of No-Harvest, 50-foot Buffers in Harvest Unit (feet)	Stream Segment Identifier (letter)	Total Stream Length in Harvest Unit (feet)	Length of No-Harvest, 50-foot Buffers in Harvest Unit (feet)

29. How are the following marked on the ground? (*Flagging, paint, road, fence, etc.*)

Harvest Boundaries: Orange Flagging, paint on trees

Clumped Wildlife Reserve Trees/Green Recruitment Trees: _____

Right-of-way limits/road centerlines: Existing asphalt and property markers

Stream Crossing Work: _____

Riparian Management Zone Boundaries and Leave/Take Trees: NA

Channel Migration Zone: NA

Wetland Management Zone Boundaries and Leave/Take Trees: NA

30. Are you converting the land to non-forestry use within 3 years of harvest?

☐ No ☒ Yes If yes, include your SEPA Determination and/or SEPA checklist.

31. Additional Information (attach additional pages if necessary): For hydraulic projects in or over Type S, F, or complex N water(s) see instructions for required plan information.

32. We acknowledge the following:

- The information on this application/notification is true.
- We understand this proposed forest practice is subject to:
 - The Forest Practices Act and Rules AND
 - All other federal, state or local regulations.
- Compliance with the Forest Practices Act and Rules does not ensure compliance with the Endangered Species Act or other federal, state or local laws.
- If we said that we would not convert the land to non-forestry use, the county or city may deny development permits on this parcel for the next 6 years.
- The following may result in an unauthorized incidental take of certain endangered or threatened fish species:
 - Conversion of land to non-forestry use.
 - Harvesting within the maximum RMZ on a 20-acre exempt parcel that was acquired after June 5, 2006.
 - Equipment Crossings/Fords in or over Type S and F Waters.
- Inadvertent Discovery – Chapters 27.44, 27.53, 68.50 and 68.60 RCW
 - If you find or suspect you have found an archaeological object or Native American cairn, grave, or glyptic record, immediately cease disturbance activity, protect the area and promptly contact the Department of Archaeology and Historic Preservation at 360 586-3077.
 - If you find or suspect you have found human skeletal remains, immediately cease disturbance activity, protect the area, and contact the County Coroner or Medical Examiner and local law enforcement as soon as possible. Failure to report human remains is a misdemeanor.

The landowner understands that by signing and submitting this FPA, he/she is authorizing the Department of Natural Resources to enter the property in order to review the proposal, inspect harvest operations, and monitor compliance for up to three years after its expiration date. RCW 76.09.150

Signature of LANDOWNER	Signature of TIMBER OWNER* (If different than landowner)	Signature of OPERATOR (If different than landowner)
Print Name: Keith Hoyer	Print Name:	Print Name:
Date: 9/20/16	Date:	Date:

** NOTE: If you are a "Perpetual Timber Rights Owner," and are submitting this without the Landowner's Signature, provide written evidence the landowner has been notified.*

Please make a copy of this FPA/N for your records. If this FPA/N contains a hydraulic project requiring WDFW concurrence review, it will not be available online for public review until after the WDFW concurrence review period.



RECEIVED
CITY OF MOUNT VERNON
SEPA ENVIRONMENTAL CHECKLIST
OCT 24 2016
C.E.D. DEPARTMENT
BY _____

RECEIVED
CITY OF MOUNT VERNON
16-113
OCT 28 2016
C.E.D. DEPARTMENT
BY _____

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help] 3306 Comanche Dr.
2. Name of applicant: [help] Hoyer Home LLC
3. Address and phone number of applicant and contact person: [help] 1801 Grove St. Unit D Keith Hoyer
Marysville, WA 98270 425 379-2444
4. Date checklist prepared: [help] 9/20/16
5. Agency requesting checklist: [help] City of Mount Vernon
6. Proposed timing or schedule (including phasing, if applicable): [help] 12/16 - 3/17

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

N/A

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

Building Permit issued, Fill & Grade Pending

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Fill & Grade, ROW, Building

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

Clear ~~3/4~~ for Single Family Residence
~13,500 s.f.
install driveway & utilities

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

3306 Comanche Dr. Section 21, Township 34
Mont Vernon, WA Range 4

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

(circle one) Flat rolling, hilly, steep slopes, mountainous,
other Slope slight

b. What is the steepest slope on the site (approximate percent slope)? [help]

5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

Silty gravel

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

no

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
- How site will have ~100 of cut & fill from onsite & for gravel from Day Creek
- No

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

15% - 17%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Armed construction Entrance straw spread
after site is back filled

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Exhaust from construction vehicles

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Limit number of trips to project site

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

N/A

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Roof & Driveway

will flow to ditch or onsite infiltration

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. yes, house site will be flattened

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☐ grass

☐ pasture

☐ crop or grain

- ___ Orchards, vineyards or other permanent crops.
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

25,000 BF of timber

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

NA, site will be cleared

e. List all noxious weeds and invasive species known to be on or near the site.

and convert to lawn

Himalayan Blackberry

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other

Squirrels, rabbits

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Few screening trees

will plant a

e. List any invasive animal species known to be on or near the site.

Opossum

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Natural Gas

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

ability of neighbor to ~~see~~ East No, might increase

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. [\[help\]](#)

No

- 1) Describe any known or possible contamination at the site from present or past uses.
N/A
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
Gasoline & Diesel
- 4) Describe special emergency services that might be required.
EMT
- 5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Logging Trucks, Dump Trucks

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Construction noise 3-4 months

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Work during daylight hours

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Site is vacant
all other properties around are developed

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and

No

harvesting? If so, how: *No*

c. Describe any structures on the site. [\[help\]](#)

~~these~~ two sheds

d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes two sheds

e. What is the current zoning classification of the site? [\[help\]](#)

Residential - Urban

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

NA

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

2-5

j. Approximately how many people would the completed project displace? [\[help\]](#)

0

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Middle income

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

0

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

27' +/- cement siding

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Views of trees would be eliminated

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Vegetate) buffer left around house site

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Porch and patio lights

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Trees and brush will be left on site that should help shield any light produced by the house.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Park and trails

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Site is large enough for children's play area and yard for kids to recreate on site.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Used the State of Washington WISAARD GIS application.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Inadvertent discovery protocol will be followed during site excavation and clearing, the city and DAHP will be contacted in the event any historical artifacts are found all site work will cease. Site disturbance is limited to 40% of the property with shallow excavations 2-3' estimated.

DAHP Reviewed E2-1 form, no comments

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Comanche Dr is the direct access which leads to Fir to Anderson / Laventure to I-5

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No, 1/4 mile distance

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

4+

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

10 ADT when house is completed

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Traffic Impact fees will be paid at the time of building permit.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, school, health care, police and public transit will be increased by one house hold.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Impact fees will be paid at time of building permit to cover added costs.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Power, water, sewer, natural gas, phone, cable and storm. Most are located within 30' of the property boundary. [\[help\]](#)

Tracher dug in Row
to extend service see supplement

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Under penalty of perjury I swear that all information provided is true and correct.

Signature: _____



Name of signee _____

Keith Hoyer

Position and Agency/Organization _____

Member

Date Submitted: _____

9/20/16

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Follow DOE Manual

3. How would the proposal be likely to deplete energy or natural resources?

Use trees, oil & minerals to build home

Proposed measures to protect or conserve energy and natural resources are:

use energy efficiency per WSEC 2015

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

16 B

Skagit PUD #1 will be providing water via a 1 ½" service line run 180' from Comanche Dr. to the house.

PSE will be providing power from a hand hold in the shoulder of Comanche Dr. then 160' to the proposed house site

Cascade Natural Gas will be providing natural gas service from a stub in the Comanche Drive Right of way then 180' to the proposed house site.

City of Mount Vernon will be providing sewer service via a 6" side sewer tied into a manhole in Comanche Drive, run approximately 200' to the proposed house site.

The storm water will either be directed to the road side ditch on Comanche Dr. or handled onsite using infiltration. The storm line will be 4" and run 180' to the house

Frontier communications will be providing phone service which will be put in a 1 ½" conduit and run from the hand hold in Comanche Dr. to the house roughly 160'

Refuse service will be provided by the city of Mount Vernon via a garbage can placed at the bottom of the driveway. Size TBD During construction all material will be taken to the Skagit County Transfer Station on Ovenell Road.



Keith Hoyer <hoyerhomes@gmail.com>

RE: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

1 message

Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@dahp.wa.gov>

Thu, Oct 27, 2016 at 3:44 PM

To: Keith Hoyer <hoyerhomes@gmail.com>

Cc: Scott Schuyler <sschuyler@upperskagit.com>, "jpeters@swinomish.nsn.us" <jpeters@swinomish.nsn.us>, "jferry@samishtribe.nsn.us" <jferry@samishtribe.nsn.us>

Hi

Hi Keith,

We have reviewed your EZ-1. We have no specific concerns. We recommend having an Inadvertent Discovery Plan and I have attached one for your use. Please feel free to contact me if you have any questions.

Best,

Gretchen

Gretchen Kaehler

Assistant State Archaeologist, Local Governments

Department of Archaeology and Historic Preservation (DAHP)

P: 360-586-3088

C: 360-628-2755

From: Keith Hoyer [mailto:hoyerhomes@gmail.com]

Sent: Wednesday, October 26, 2016 12:41 PM

To: Kaehler, Gretchen (DAHP)

Subject: RE: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

How is this looking?

Thanks,

Keith

From: Kaehler, Gretchen (DAHP) [<mailto:Gretchen.Kaehler@DAHP.wa.gov>]
Sent: Wednesday, October 19, 2016 9:21 AM
To: Keith Hoyer <hoyerhomes@gmail.com>
Subject: Re: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

Hi Keith,

I think it's 30 days but I will get it sooner. I'm not really in the office this week.

Gretchen

Sent from my iPhone

On Oct 19, 2016, at 9:05 AM, Keith Hoyer <hoyerhomes@gmail.com> wrote:

Gretchen,

How long do the EZ1 forms usually take to get processed? Do you know when this one will be done?

Thanks,

Keith Hoyer

Hoyer Homes, LLC

[425 879-2494](tel:4258792494)

From: Keith Hoyer [<mailto:hoyerhomes@gmail.com>]
Sent: Tuesday, October 11, 2016 12:32 PM
To: 'Whitlam, Rob (DAHP)' <Rob.Whitlam@DAHP.WA.GOV>; 'Kaehler, Gretchen (DAHP)' <Gretchen.Kaehler@DAHP.wa.gov>
Cc: rebeccab@mountvernonwa.gov
Subject: RE: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

Gretchen

My project contact at the city is Rebecca Bradley-Lowell rebeccab@mountvernonwa.gov 360 336-6214.

Thanks,

Keith Hoyer

Hoyer Homes, LLC

425 879-2494

From: Whitlam, Rob (DAHP) [<mailto:Rob.Whitlam@DAHP.WA.GOV>]
Sent: Tuesday, October 11, 2016 12:28 PM
To: Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@DAHP.wa.gov>
Cc: Keith Hoyer <hoyerhomes@gmail.com>
Subject: FW: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

Keith;

I have forwarded it to Gretchen. She will be in contact with the city in responding to SEPA..

Regards,

Rob

From: Keith Hoyer [<mailto:hoyerhomes@gmail.com>]
Sent: Tuesday, October 11, 2016 12:27 PM
To: Whitlam, Rob (DAHP)
Subject: EZ1 Form - 3306 Comanche Dr. Mount Vernon, WA

Mr. Whitlam,

Attached please find my EZ1 Form required for my SEPA application with my city of Mount Vernon Clearing permit. Please let me know if you need any additional information. I have also attached a detailed site plan which may help with your review.

Thanks,

Keith Hoyer

Hoyer Homes, LLC

425 879-2494

3 attachments

 **Skagit County Inadvertent Discovery Plan.pdf**
808K

 **EZ1-Form_3.pdf**
157K

Visio-Site Plan (1).pdf